



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU14-00109 – Desert Springs Unit 4
Application Type: Major Combination
CPC Hearing Date: December 4, 2014
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Transmountain East of I10
Acreage: 63.08
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: R-3A (Residential)
Nearest Park: Desert Springs Park (.15 mi)
Nearest School: Alderette Middle (1.3 mi.)
Park Fees Required: None
Impact Fee Area: West Side Impact Fee Area
Property Owner: DVEP Land LLC
RPW Development
City of El Paso
Applicant: DVEP Land LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5/sp/Vacant
South: R-3A /Residential/In Construction
East: R-3/Vacant
West: R-5/sp/Vacant

PLAN EL PASO DESIGNATION: G4 Suburban Walkable

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 63.08 acres on the far west side of the city. The development includes 24.31 acres for 186 single family lots, a 1.04 acre park, 3 ponding and drainage sites totaling 24.75 acres and 2 hike and bike trails totaling 1.19 acres. The subdivision has access from the south through Desert Springs #1 subdivision, Resler Drive and Enchanted

Springs Drive. Desert Springs # 1 has access via Bluff Creek which connects to Transmountain Road.

The property has been granted vested rights under the previous subdivision code; however, the applicant has requested that Section 19.08.010 of the current subdivision code and Chapter 11 of the Drainage Design Manual be applied.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 feet to 50. The 50-foot right-of-way shall consist of 32 feet of pavement, two nine-foot parkways with five-foot sidewalks and six-inch standard curb and gutter.
- To allow for a 76-foot minor arterial right-of-way instead of a 64-ft collector arterial.
- To allow for a 120-foot modified right-of-way consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike & bike trail with an 11-foot parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
- To allow a common street name for Enchanted Springs Drive.

These modifications were previously approved on January 6, 2012 by the City Plan Commission with Desert Springs Unit 4, a major preliminary application.

CASE HISTORY

- Desert Springs Unit Four is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009.
- An amendment to the land study was administratively approved on October 21, 2010.
- Desert Springs #4 was approved by the City Plan Commission on a major preliminary basis on January 26, 2012

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval of modifications* and *approval* of Desert Springs Unit Four on a **Major Preliminary** basis subject to the following conditions and requirements:

Planning Division:

Planning recommends **approval** with **modifications and conditions**.

In accordance with part 3 of Section 19.04.170 of previous subdivision code, the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication of parkland and open space amenities and vehicular access and pedestrian passage.

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) Double Frontage Lots: *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.*

Staff recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on center.

Additionally all existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

Show and label all existing street and drainage improvements, drainage flow patterns and label existing contours on preliminary plat.

Parks and Recreation Department

We have reviewed **Desert Springs Unit Four**, a major combination plat map; which consists of **186** Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site"** & a **15' Wide Hike & Bike Trail / Maintenance Road** with-in the Hybrid Channel.

Also, please note that this development is part of the Desert Springs Land Study (Aka: Transmountain Land Study) which is vested under the "Old-Old" ordinance at a required "Parkland" dedication of one acre of "Parkland" per every two hundred (200) dwelling units; this plat meets and exceeds the minimum "Parkland" dedication requirements by **0.11 acres** per the following "Parkland" calculations:

1. Parkland calculations:

Desert Springs #4 – Is dedicating **1.04 Ac** of Parkland
Desert Springs #4 = **186** Units at a rate of One acre/200 Units requires **0.93 Ac** of
Parkland

Exceeds Parkland Dedication Requirements by = 0.11 Ac of Parkland

2. Proposed Hike & Bike trail / Maintenance Road along the Hybrid Channel shall include a 6"x12' concrete header curb on each side to contain the pavement structure.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards as approved by Mayor and Council on 01/08/2013
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Land Development, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.

12. Provide grading as flat as possible (2%-3% case by case) so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Land Development Services and Building Permits & Inspections Division.
18. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage.
19. Hike/Bike trail along Resler Dr. shall have lighting provided; coordinate with Land Development Division to prevent duplication of the street lighting provided for residential.
20. Areas meant to remain undisturbed where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation - **Re-vegetation requirements shall be as per Section 19.24.030(B)**
21. Construction of the Park improvements and the Hike and Bike / Maintenance Road along the Hybrid Channel need to be coordinated and inspected by Parks Department.
22. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

1. Eliminate PSB easement within Lot 34, Block 15; sewer to be designed to avoid easement thru property.

2. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.

3. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum); two 6-inch diameter water main extensions along the proposed cul-de-sacs will be required to loop the water system.

4. EPWU plans to construct a 24-inch diameter water main along Resler Drive. The Owner/Developer is to coordinate with EPWU to install the water in parallel with the development of the subdivision.

Water:

5. There is an existing 8-inch diameter water main stub-out extending along Willie Mier St. that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.

6. There is an existing 8-inch diameter water main stub-out extending along Nearpoint Drive that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.

7. There is an existing 16-inch diameter water main stub-out extending along Resler Drive that is available for service, the water main is located approximately 35-ft east from the center line of the right-of-way, the main dead-ends approximately 65-ft north of Enchanted Springs Drive.

8. There is an existing 24-inch diameter water main stub-out extending along Resler Drive, the water main is located approximately 25-ft east from the center line of the right-of-way, the main dead-ends approximately 65-ft north of Enchanted Springs Drive.

Sanitary Sewer:

9. Sanitary sewer service for the entire Desert Springs Development requires the extension of an 18-inch sewer main along La Mesa Street to connect at 7th Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2014. Temporary sewer service is available by connecting to the existing 18-inch sewer main along Enchanted Springs Drive just east of I-10 to the proposed 12-inch diameter sewer main within the Enchanted Hills Unit-1 Phase-2, Enchanted Hills Unit-2 Phase-1 and Desert Springs Unit-1 Phase-2 projects.

10. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Willie Mier St. that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.

11. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Nearpoint Drive that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.

12. There is an existing 12-inch diameter sanitary sewer main stub-out extending along Enchanted Springs Drive that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way, the main dead-ends approximately 50-ft east of Resler Drive.

General:

13. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

14. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances

Sun Metro

Sun Metro does not object to this request

El Paso Department of Transportation

No Comments Received

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table in attachment 8:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Modification Request
6. Proposed Right of Ways
7. Application
8. Impact Fee Table

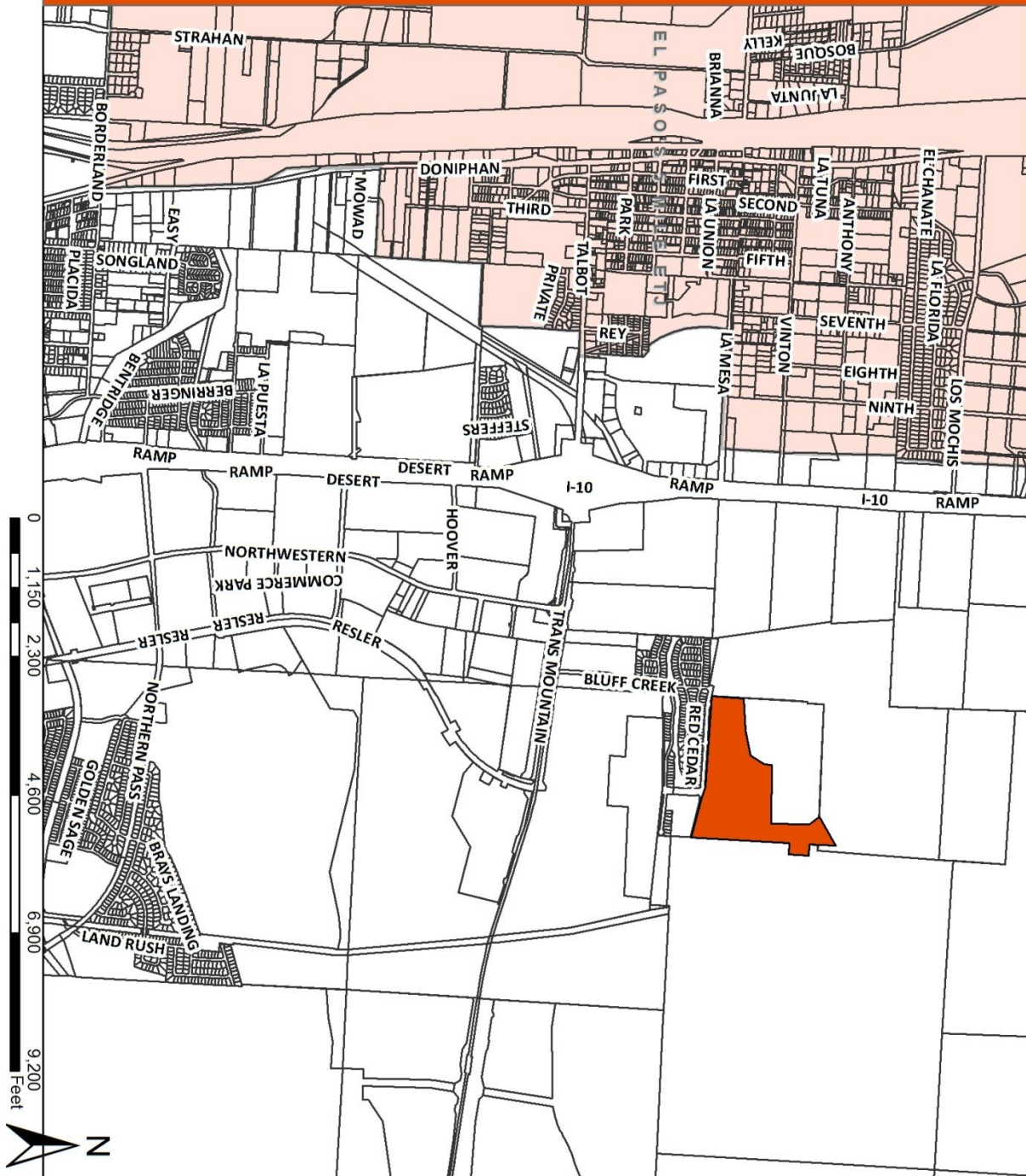
ATTACHMENT 1

Desert Springs Unit 4



ATTACHMENT 2

Desert Springs Unit 4



A PORTION OF NELLIE D. MUNDY SURVEY
NO. 244, PARCEL 2, AND A PORTION OF
SECTION 10, BLOCK 82, TOWNSHIP 1,
T&P R.R. Co SURVEYS, CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 63.076 ACRES±

| SCHOOL DISTRICT | |
|-----------------|-----|
| AT&T LOT | = 1 |
| PARK SITE | = 1 |
| POND | = 1 |

CANTILLO INDEPENDENT SCHOOL DISTRICT
 7965 AIRCRAFT RD., EL PASO, TX 79932

PRELIMINARY PLAT
SCALE: 1" = 100'

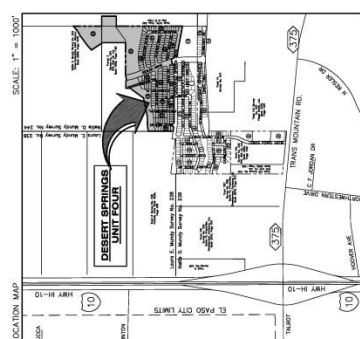

COA GROUP
 ENGINEER SURVEYOR
 Barragan & Associates

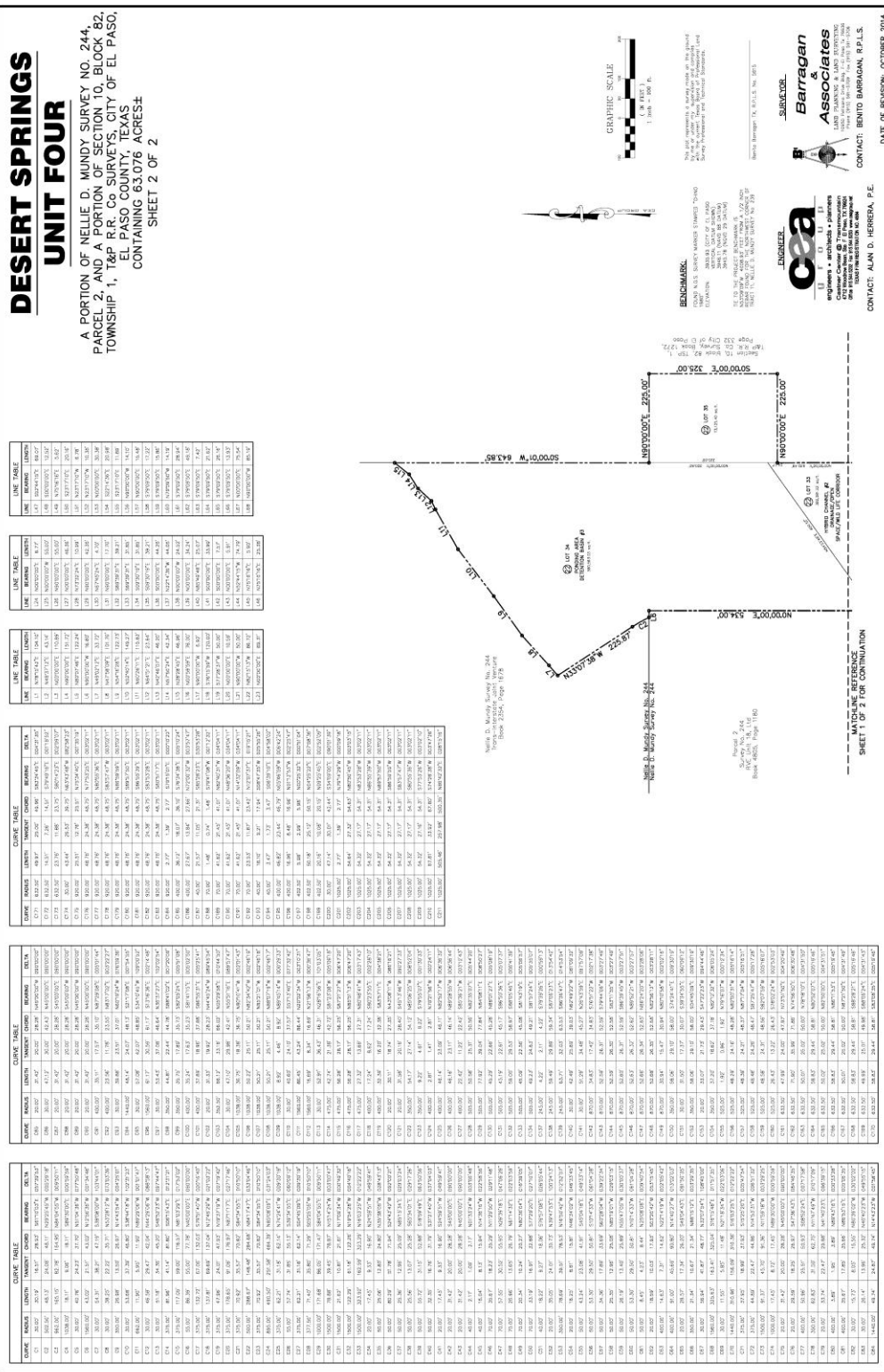
CONTACT: ALAN D. HERRERA, P.E.
 OFFICE: 815.544.5232 Fax: 815.544.5235 www.dmagnum.net
 TEXAS FIRM REGISTRATION NO. 4384

CONTACT: BENITO BARRAGAN, R.P.L.S.
 Phone: (915) 591-5729 Fax: (915) 581-8206

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ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 25, 2014

City of El Paso – City Development Department
800 Texas Ave
El Paso, Texas 79901

Attention: Mr. Joaquin Rodriguez

Reference: Desert Springs Unit Four

Dear Mr. Rodriguez:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 50' R.O.W. Street

A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 3: 76' R.O.W. Street

A modification to maintain consistency on a previously approved section that includes a seventy-six (76') foot right-of-way width is also requested. The typical seventy-six (76') foot right-of-way shall consist of fifty-six (56') feet of pavement with twenty-eight (28') feet from center, two five (5') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 4: 120' R.O.W. Street

A modification to maintain consistency on a previously approved right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 5: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

Modification No. 6: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All

engineers • architects • planners



proposed turning heel's will be designed with the minimum 70 ft distance between the control point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 7: Street Name: A modification to provide a mutual name and a combination of the two proposed developments in the area, Enchanted Hills Development and Desert Springs Development, the street name to be Enchanted Springs Drive.

Modification No. 8: Improvements To A Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Bluff Creek Street will cross a natural arroyo at two locations, one as a sixty-four (64') foot right-of-way along Flow Path 40 and the second as a fifty (50') foot right-of-way along Flow Path 41. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41. The street crossings occur at strategic locations providing more undisturbed open space by reducing the street crossings. These street improvements are being proposed to cross the arroyos to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group



Alan D. Herrera, P.E.
Project Engineer

I:2060028|d,jr.20141125

ADH/adh

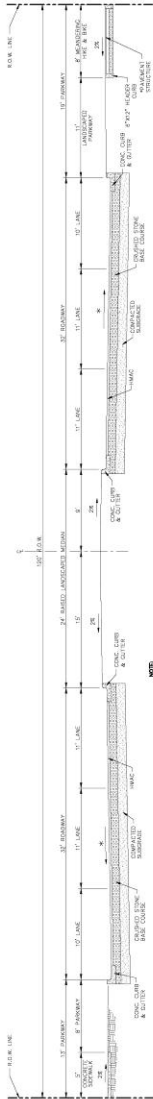
DESERT SPRINGS

UNIT FOUR

A PORTION OF NELLIE D. MUNDY SURVEY
NO. 244, PARCEL 2, AND A PORTION OF
SECTION 10, BLOCK 82, TOWNSHIP 1,
T&P R.R. Co SURVEYS, CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 63.076 ACRES±

SHEET 3 OF 3

SHEET 3 OF 3



NOTE

- [illegible]

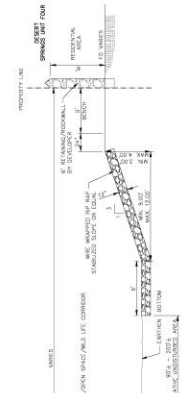
TYPICAL 120" ROW STREET SECTION DETAIL
(RESLER DRIVE)

SCALE: 1" = 5'-0"



105

1. (7) STREET TRANSPORT STOP AS SHOWN IN PLAN.
2. SIDEWALK NOTH IS REQUIRED TO COMPLY WITH ADA/FAA REGULATIONS.
3. STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS. CURE EVERY 400' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.
4. DEVELOPER SHALL BE REQUIRED TO INSTALL ONE (1) TREE IN THE PRIMARY CITY RESIDENTIAL LOT TO BE ADJACENT TO THE DEVELOPMENT OF OCCUPANCY.



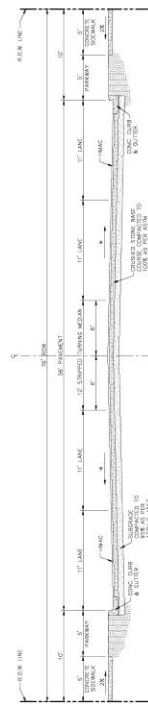
HYBRID CHANNEL

SCALE: 1" = 5'-0"



PAVEMENT STRUCTURE:

- 1 1/2" HWAC TYPE D SEAL COATED (2 COATS)
6" CSBC 100% COMPACTED AS PER ASTM D-1557
8" SCARIFIED SUBGRADE 95% COMPACTED AS PER ASTM D-1557



NAME _____

1. 1. STREET TRANSVERSE SLOPE AS SHOWN IN PLANS.
2. 2. SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/FAS REGULATIONS
3. 3. STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO
STREET IMPROVEMENT SPECIFICATIONS. ALL PROPOSALS MUST BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK.

TYPICAL 76" ROW STREET SECTION DETAIL

WANTED SPRINGS)

BENCHMARK:
FOUND U.S. SURVEY MARKER STAMPED "CHIN-
1582"
3933.93 (CITY OF EL PASO
VERTICAL DATUM SHOW)
3946.11 (NAVD 88 DATUM)
3945.78 (NAVD 29 DATUM)

PRELIMINARY

ENGINEER

caa

U N I O N

engineers • architects • planners

Center Center • Transcommunications

4725 Woodbine Lane, Bldg. 17, P.O. Box 19064

Chattanooga, TN 37421

TELEPHONE: 615/262-1000

TELEX: 161000 REGISTRATION INC. 0464

CONTACT: M. A. D. HEDBERG, D.E.

ENGINEER

Barragan & Associates

LAND PLANNING & LAND SURVEYING

10000 Highway 100, Suite 100

Phoenix 85028 • Tel. 602/998-3339 • Fax 602/998-3300

CONTACT: BENITO BARRAGAN, R.P.L.S.

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/30/2014

FILE NO. SUSU14-00109

SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie A. Mundy Survey No. 244, Parcel 2, and a Portion of Section 10, Block 82, Township 1, T&P R.R. Co Surveys, City of El Paso, El Paso County, Texas; containing approximately 63.08 acres

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|-------|-------|-----------------------|-------|-------|
| Single-family | 24.31 | 186 | Office | | |
| Duplex | | | Street & Alley | 11.74 | 11 |
| Apartment | | | Ponding & Drainage | 24.75 | 3 |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | 1.04 | 1 | Hike/Bike Trail | 1.19 | 2 |
| School | | | AT&T Lot | 0.05 | 1 |
| Commercial | | | Total No. Sites | 257 | |
| Industrial | | | Total (Gross) Acreage | 63.08 | |

3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed inlets at storm sewer infrastructure discharging to proposed hybrid channel
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

| | | | | | |
|-----|-----------------|------------------|----------------------------|---------|--------------|
| 12. | Owner of record | See Below | | | |
| | | (Name & Address) | (Zip) | (Phone) | |
| 13. | Developer | | | | |
| | | (Name & Address) | (Zip) | (Phone) | |
| 14. | Engineer | CEA Group | 4712 Woodrow Bean Dr Ste F | 79924 | 915.544.5232 |
| | | (Name & Address) | (Zip) | (Phone) | |

Refer to Schedule C for
current fee.

OWNER SIGNATURE:

REPRESENTATIVE



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

| | | | | | |
|-----|-----------------|------------------|-----------------------------|---------|--------------|
| 12. | Owner of record | DVEP Land LLC | 7910 Gateway East, Ste. 102 | 79915 | 915.591.6319 |
| | | (Name & Address) | (Zip) | (Phone) | |

Owner Signature: _____

| | | | | | |
|-----|-----------------|------------------|-----------------------------|---------|--------------|
| 12. | Owner of record | RPW Development | 7910 Gateway East, Ste. 102 | 79915 | 915.591.6319 |
| | | (Name & Address) | (Zip) | (Phone) | |

Owner Signature: _____

| | | | | | |
|-----|-----------------|------------------|-----------------|---------|--------------|
| 12. | Owner of record | City of El Paso | 300 N. Campbell | 79901 | 915.212.0023 |
| | | (Name & Address) | (Zip) | (Phone) | |

Owner Signature: _____

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

ATTACHMENT 8

Westside Service Area

| Meter Size | Meter Capacity Ratio | Water* | Wastewater |
|-----------------------|---------------------------------|---------------|-------------------|
| Less than 1 inch | 1.00 | \$ 659.00 | \$927.00 |
| 1 inch | 1.67 | \$1,101.00 | \$1,548.00 |
| 1½ inch | 3.33 | \$2,195.00 | \$3,087.00 |
| 2 inch | 5.33 | \$3,514.00 | \$4,941.00 |
| 3 inch | 10.00 | \$6,593.00 | \$9,270.00 |
| 4 inch | 16.67 | \$10,990.00 | \$15,453.00 |
| 6 inch | 33.33 | \$21,973.00 | \$30,897.00 |